



Tom Parry

2 Castle View, High Street, Harlech, LL46 2YE
Offers in the region of £265,000

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Boasting stunning views of Harlech castle and the sweeping panorama of Morfa Harlech and the Llyn Peninsula - with a backdrop of the Cambrian mountains - 2 Castle View really is a dream Welsh cottage. In summary the cottage has 2 good sized bedrooms, generous kitchen and light filled lounge. The property is packed full of original charm and character, including a log burning stove, stripped woodwork and exposed stone - yet has been successfully upgraded to modern day living requirements. Recent improvements include a new heating system, improved insulation and decoration throughout. It further benefits from a large rear garden with summer house, alongside a perfectly positioned patio in which to sit and enjoy the breath taking views.

Rarely do such properties come onto the open market which have everything you would want and need. Internally and externally the property exudes charm and personality - combined with being in the perfect spot - close to the town centre of Harlech - an ideal base for many activities, including golf, walking and cycling or simply enjoying some of the best beaches in Wales.

Imagine owning your own piece of Welsh paradise ? 2 Castle View could be this!

The accommodation comprises (all measurements are approximate):

Entrance door into

GROUND FLOOR

LIVING/DINING ROOM

Wooden floor, feature multi fuel stove with exposed stone surround and slate hearth, dual aspect windows, 2 double radiators, under stairs storage cupboard, original alcove storage cupboards, stairs leading to first floor, door leading to

KITCHEN

Fitted with a range of wall and base units with wooden worktops, "Belfast" sink, integrated dishwasher, tiled splash back, ceiling spotlighting, fridge/freezer, dual aspect windows to side, door leading to outside

FIRST FLOOR

LANDING

Loft access, storage cupboard, doors leading to

BEDROOM 1

Stripped wooden floorboards, window to front with stunning sea and castle views, radiator

BEDROOM 2

Laminate flooring, cupboard housing new boiler, and hot water cylinder, radiator, two windows to side, two radiators, door leading to

UTILITY ROOM

Formerly a separate w.c with wash hand basin, but being used by current vendors as a utility space with plumbing for washing machine and tumble dryer

BATHROOM

Fitted with contemporary suite comprising panelled bath with shower above and glazed screen, wash hand basin, low level w.c., partially tiled walls, stripped floor boards, wall mounted mirrored cabinet, radiator, obscured window to rear fitted with window shutters

EXTERNAL

Stone steps lead to the front terrace of the cottage which has stunning sea and castle views.

To the side is a paved area with shed and steps leading to rear patio with same stunning views of Harlech castle and beyond.

Further steps lead to a large, enclosed rear garden with summerhouse and fire pit.

Currently the vendor parks with consent of the land owner near by the property - this arrangement may be continued with further discussion.

LOCATION

The property sits in an elevated position minutes walk from Harlech which boasts a magnificent cliff top castle and cultural centre, together with numerous artisan shops, cafes and restaurants. Harlech's pretty stone houses and shops along the high street offer a unique opportunity to live in an Area of Outstanding Natural Beauty in Snowdonia National Park. The property is close to the Royal St David's links golf course and stunning beaches, and the Cambrian Coastline railway provides excellent links to nearby towns including Porthmadog and Barmouth with regular services to the Midlands and beyond.

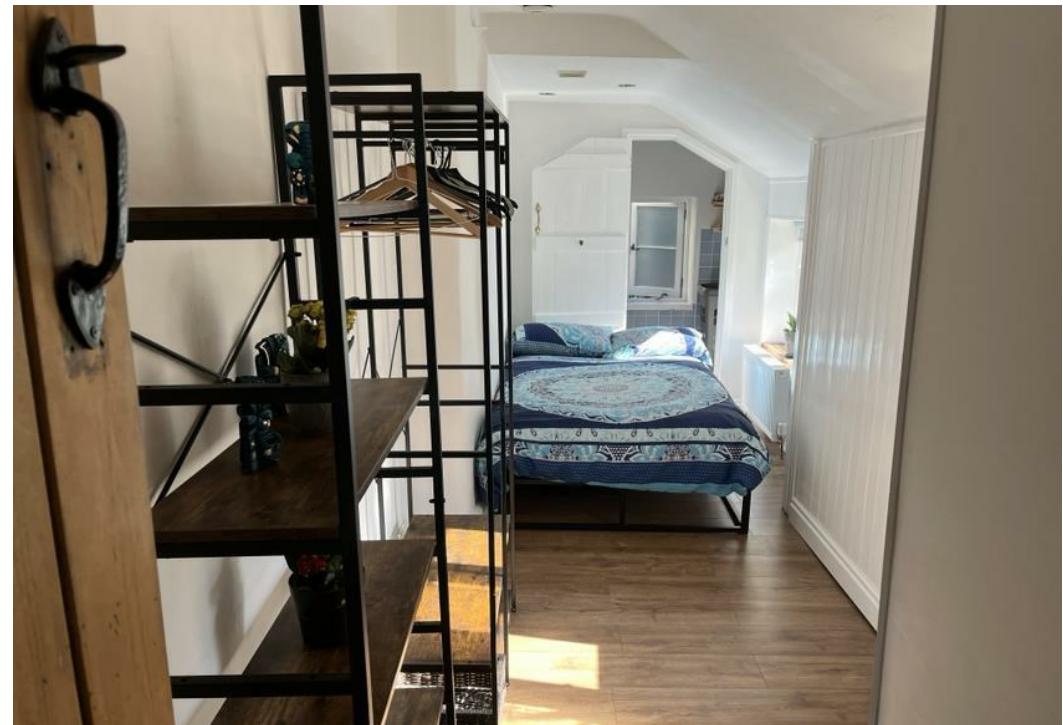
SERVICES

Mains water, drainage and electricity.

ADDITIONAL INFORMATION

Freehold property.
Gwynedd Council tax band C







THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THROUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

Energy rating	C
Valid until	6 June 2035
Certificate number	2051-3048-8207-2095-2204
Castle View	2 Castle View High Street HARLECH LL46 2YE
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